



## MEMORANDUM

TO: Chair and Members of the Planning Commission

FROM: Virginia Collier  
Planning and Zoning Department

DATE: January 17, 2019

RE: Proposed amendment to the Senna Hills Municipal Utility District (MUD) Land Plan C12M-2018-0145

On November 20, 2018, Senna Hills, Ltd. submitted an application to amend the consent agreement between the City of Austin and the Senna Hills Municipal Utility District (MUD). The MUD includes 323 acres located along the north side of FM Road 2244 in western Travis County, east of the City of Bee Cave and within the Austin extraterritorial jurisdiction (ETJ). This tract is located in the Barton Creek Watershed. A map identifying the subject tract its location relative to existing MUD boundaries and City jurisdictions is attached. The City of Austin consented to creation of the MUD in 1987. The MUD is mostly developed with single family residential land use. The MUD land plan designates additional tracts for a school, parkland, conservation, effluent irrigation, and wastewater treatment.

### **Applicant's Proposal**

The applicant is proposing to revise the Land Plan to: 1) change the use designation from school and irrigation to office use on a 11.73 acre tract and 2) update the land use allocation table to reflect the actual built-out conditions, including, but not limited to, a reduction in the ultimate number of single-family units (and overall residential density) and reducing the overall area of irrigation required due to the drop in LUEs. The applicant has indicated that the acreage allocated for wastewater irrigation on the proposed office site is no longer needed for effluent irrigation due to a reduction in density throughout the project.

### **Public Comments**

The Senna Hills MUD Board and the Senna Hills Homeowners Association (HOA) have agreed to approve and support the office development. One resident of the Senna Hills community contacted staff to express opposition to the requested change citing concerns relating to traffic and light pollution.

**City Review Process**

The proposed amendments do not qualify for administrative review. Section 25-9-253 of the City Code requires staff and boards and commissions to review and make a recommendation on the application no later than the 60th day after the date the application is filed. On January 16, 2019 the Environmental Commission considered this request and made no recommendation. The Planning Commission is scheduled to review this request on January 22, 2019. The City Council will act on the application no later than the second regular Thursday City Council meeting following board and commission recommendations.

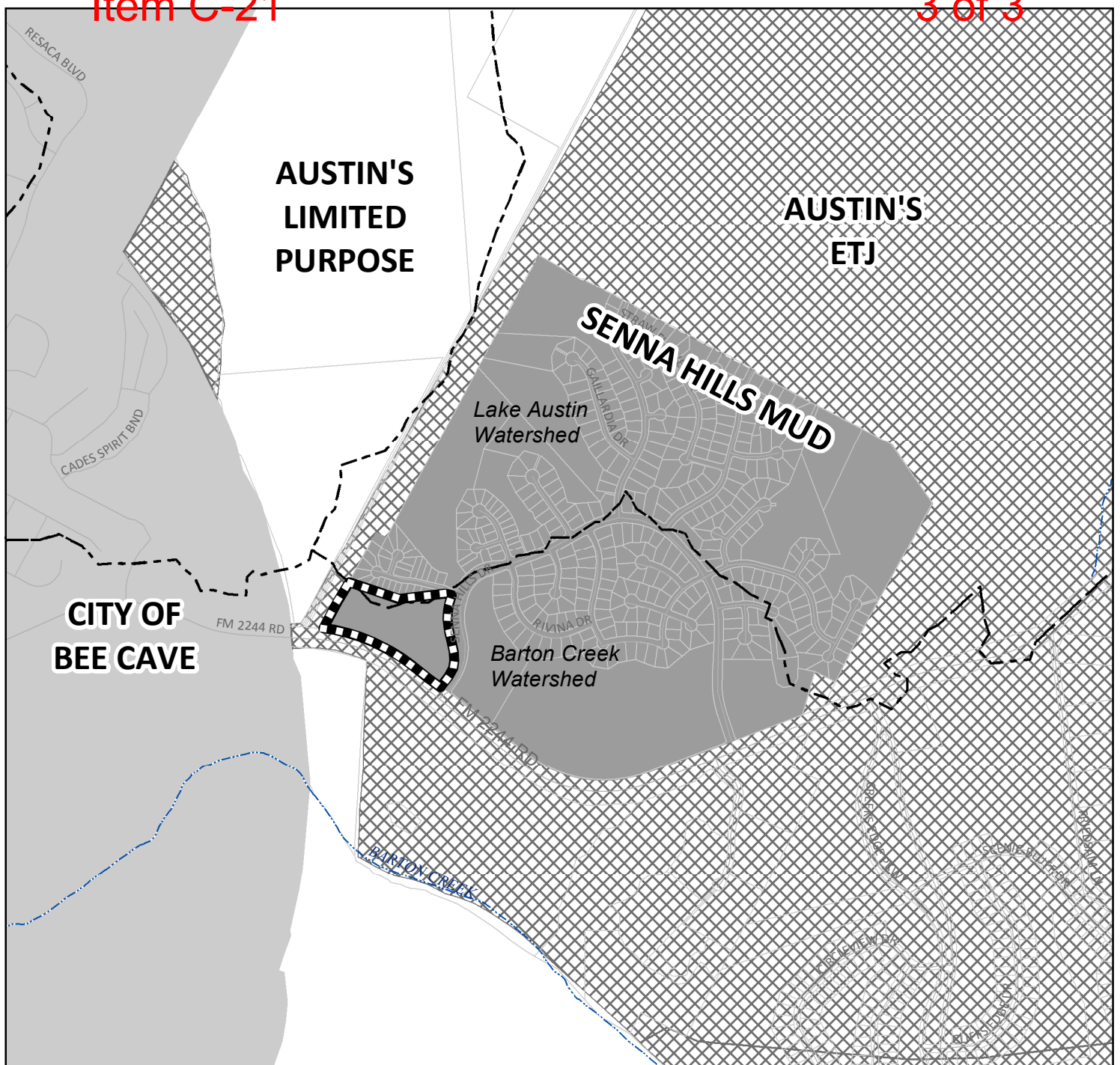
**Recommendation**

Staff recommends denial of the request to amend the consent agreement as proposed. The existing Land Plan states that the school lot has 2 acres of usable area based on the slopes under 15%. The remaining acreage is allocated for wastewater irrigation. The Consent Agreement and corresponding Restrictive Covenant specify that

Development shall be prohibited within the Irrigation Lands as shown on the Land Plan; provided, however, said irrigation land may be utilized for recreational purposes and facilities which do not conflict with the use of said land for irrigation purposes. This restriction shall continue to be in effect following the time that irrigation may cease on said areas.

If the impervious cover remains below the 2 acres deemed buildable on the Land Plan, the land use (school vs. office) is inconsequential, however, the restriction prohibiting development within the irrigation land in perpetuity is inconsistent with the proposed amendment.

If you have any questions or need any additional information, please contact me at (512) 974-2022.



## C12M-2018-0145 - Senna Hills MUD, Land Plan Amendment



1 in = 1,233 feet



11.73 acre site



Senna Hills MUD



Other Municipality



Austin ETJ



Austin's Limited Purpose



Parcels



Streets



Major Creeks



Watershed Boundaries

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. All data by City of Austin except where otherwise indicated.

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City of Austin  
Planning and Zoning Department  
November 2018